

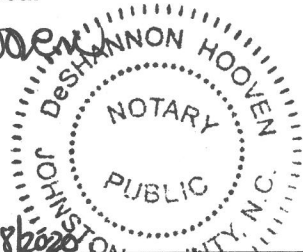
# Administrative Alternates



## DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
<b>Section(s) of UDO affected:</b> <b>3.2.3E Build-To, Primary Street</b> <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> This request is for an alternate for the build-to requirements for the Primary Street. See statement of findings memo. <b>Provide all associated case plan numbers including zoning and site plan:</b> S-24-17 (TA# 512674 currently under review)	Transaction Number

<b>Property Address</b> 22 N Carver St, 26 N Carver St, 36 N Carver St		<b>Date</b> 06.28.2017
<b>Property PIN</b> 1713490212, 1713490218 & 1713490305	<b>Current Zoning</b> NX-3	
<b>Nearest Intersection</b> N. Carver Street & Boyer Street	<b>Property size (in acres)</b> 0.42 AC total for 3 existing tracts	
<b>Property Owner</b> City of Raleigh Housing & Neighborhoods c/o Larry Jarvis	<b>Phone</b> 919-857-4344	<b>Mail</b> PO Box 590, Raleigh, North Carolina 27602
	<b>Email</b> Larry.Jarvis@raleighnc.gov	
<b>Project Contact Person</b> Ken Thompson, JDavis	<b>Phone</b> 919-835-1500	<b>Mail</b> 510 S. Wilmington St., Raleigh 27601
	<b>Email</b> kent@jdavisarchitects.com	
<b>Property Owner Signature</b> <i>[Signature]</i> Housing & Neighborhoods Director	<b>Email</b> kent@jdavisarchitects.com	
<b>Notary</b> Sworn and subscribed before me this <u>29</u> day of <u>June</u> , 20 <u>17</u>	<b>Notary Signature and Seal</b> <i>[Signature]</i>  My notary expires 8/8/2020	

<b>DATE:</b>	July 25, 2017
<b>TO:</b>	Carter Pettibone, Members of Appearance Commission
<b>FROM:</b>	Ken Thompson
<b>PROJECT:</b>	SR-24-17 / East College Park Townhomes Site #3
<b>RE:</b>	Administrative Alternate Findings

As our request for an Administrative Alternate is evaluated, please consider this memo about findings related to UDO section 1.5.6. Build-To.

**Project Summary / Background:**

*The East College Park Townhome Site #3 is part of a larger redevelopment project by the City of Raleigh Housing & Neighborhoods Department located in Southeast Raleigh. The City Council reviewed and approved a redevelopment master plan in June of 2016. The approved master plan encompasses 12 blocks with 96 new single family homes and 52 townhomes mixed in with the remaining residents. Units will be a mix of affordable and market rate for sale units.*

As noted in our application, we are requesting a reduction in the build-to requirement for the Primary Street of East College Park Townhome Site #3 from the required 133 LF to 100 LF of building with 44 LF of alternate (see attached), and supported by the following findings:

**1. The approved alternate meets the intent of the build-to regulations.**

*The townhome buildings planned along N. Fisher Street strengthen the street edge with a consistent building setback and a regularity of building placement/spacing to provide a legible and clear spatial definition between the public and private realms. The building edge has been supplemented with architectural elements, including stoops/porches (see attached building elevations). The street trees also provide a formal rhythm that enhances the streetscape.*

*The site is comprised of 3 existing (40'x100' average) single family lots with a 189' long primary street frontage along N. Carver Street. The site is zoned NX-3 and we are proposing a total of 6 townhomes. Due to the shallow lots the off street parking must be within the build-to therefore limiting the ability to provide adequate building frontage*

**2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.**

It is our belief that the approved alternate maintains conformance with the following elements of the Comprehensive Plan:

LU 2.1 Placemaking	T 2.8 Access Management Strategies
LU 2.2 Compact Development	T 5.3 Bicycle and Pedestrian Mobility
LU 2.5 Healthy Communities	T 5.4 Pedestrian and Bicycle Network Connectivity
LU 2.6 Targeting Development Incentives	T 5.5 Sidewalk Requirements
LU 5.4 Density Transitions	T 5.9 Pedestrian Networks
LU 8.1 Housing Variety	H 1.4 Assisted Housing Design
LU 8.2 Neighborhood Revitalization	UD 5.1 Contextual Design
LU 8.8 Finer-Grained Development	UD 5.4 Neighborhood Character and Identity
T 2.1 Integration of Travel Modes	
T 2.5 Multi-modal Grids	

**3. The approved alternate does not substantially negatively alter the character-defining street wall or establish a build-to pattern that is not harmonious with the existing built context.**

*This request and the site review submittal is part of a larger plan for the redevelopment of East College Park. The introduction of a consistent building edge at the street and increased density reinforce the urban fabric of the surrounding neighborhoods.*

*The reduction of build-to requirement for the Primary Street along N. Carver Street does not substantially negatively alter the character of the street wall as it is balanced by the proposed single family units on the west side of N. Fisher Street, the proposed townhome site #4 across Boyer Street and the rhythm of the street trees. Additionally, this request does not establish a build-to pattern that is inconsistent with the surrounding context or creates precedence for other areas of the proposed development.*

**4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety.**

*The reduction of build-to requirement for the Primary Street along N. Carver Street does not negatively impact the pedestrian environment. The proposed streetscape provides the required sidewalks and street trees and while the long frontage impedes conformance with the build-to, the overall sense of scale, access, comfort and safety has not been compromised (see attached elevations).*

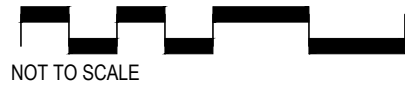
**5. Site area that would have been otherwise occupied by buildings is converted to an outdoor amenity area.**

*Some areas that would have been otherwise occupied by buildings have been converted to an outdoor amenity area, as depicted on the attached graphic. The areas highlighted meet the definition of outdoor amenity area per UDO 1.5.3.B.*

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Housing & Neighborhoods  
Community Development  
City of Raleigh



**Alternative "E1 Combination" -**  
Townhouses, and Single-Family w/ Commercial

Triplex (ex.)	3	2%
Townhouses	52	34%
Single-family	96	64%
Total	151	Housing Units

LEGEND

EXISTING HOMES

EXISTING TRIPLEX

PROPOSED HOMES

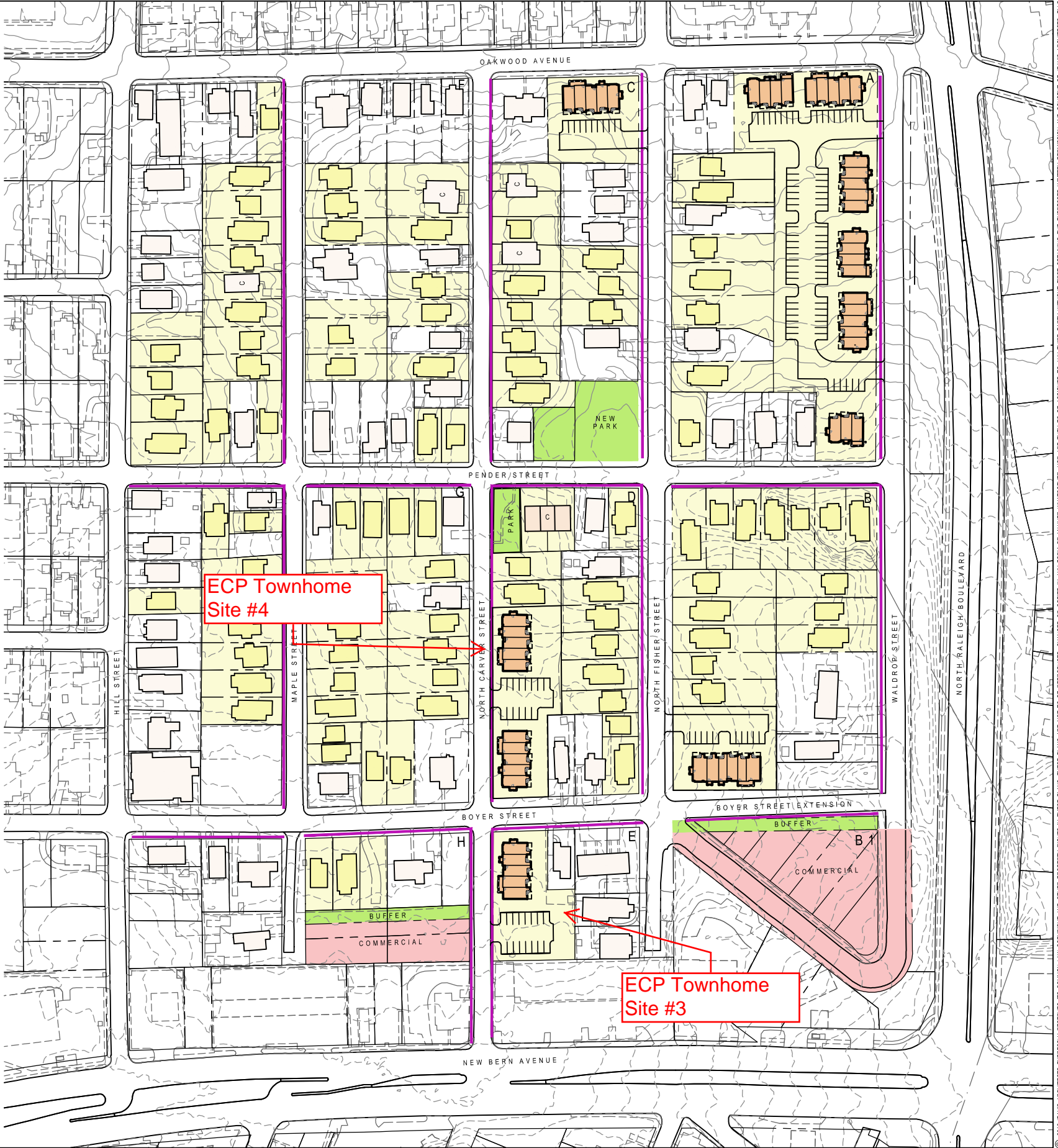
PROPOSED TOWNHOMES

PROPOSED SIDEWALKS

CITY OF RALEIGH PROPERTY

PROPOSED COMMERCIAL PROPERTY

EXISTING PARKS



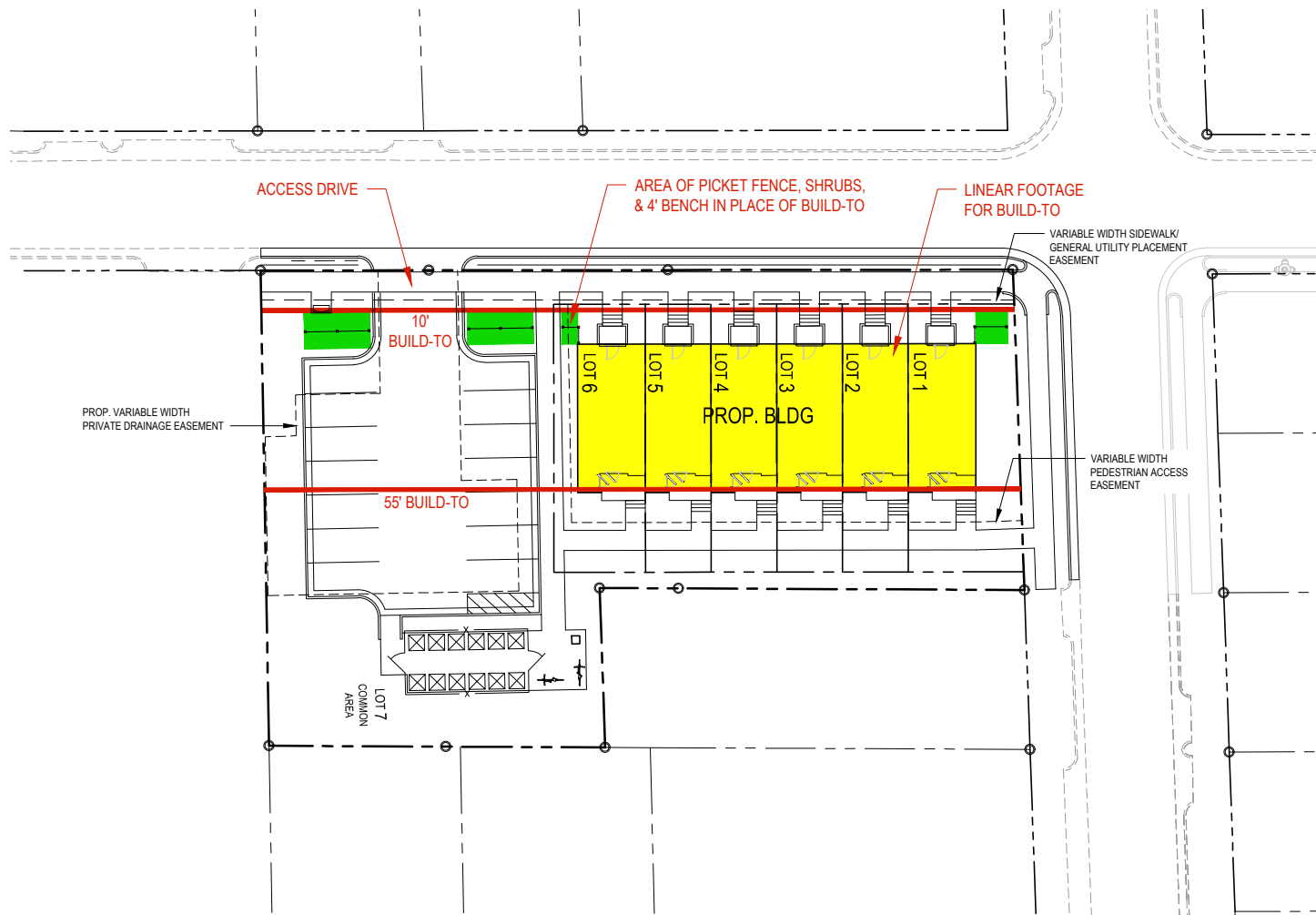
East College Park  
Raleigh, NC  
Alternative E1 Combination

Date: JUNE 17, 2016

510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500  
1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

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LINEAR FEET FOR BUILD-TO

LINEAR FEET FOR AREA OF FENCES, PLANTINGS, & BENCHES IN PLACE OF BUILD-TO


Required build-to (UDO section 3.2.3.E)			
Primary Street Name		N. Carver Street	
Primary Street Build-to required		188.93 x 70% =	132.25 LF
Primary Street Build-to provided			
Buildings			100.00 LF
Alternate (Fence, plantings & bench)			44.00 LF
Total		76.2%	144.00 LF

S-24-17


SUBDIVISION PLAN




Know what's below.  
Call before you dig.



NAD 83 F & NAVD 88 F



NOT TO SCALE



510 South Wilmington Street | Raleigh, NC 27601 | Tel 919.835.1500  
1518 Walnut St, Suite 1308 | Philadelphia, PA 19102 | Tel 215.545.0121

S-24-17

TRANSACTION NO: 512674 (Prelim. Subdivision)

East College Park  
Townhome Site 3  
Raleigh, NC 27610

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

PROJECT:	CORHN-16074	DATE	04.28.2017
ISSUE:	Preliminary Subdivision	04.28.2017	
	Administrative Alternate	07.25.2017	
REVISIONS:			
DRAWN BY:		KT, SB, JH	
CHECKED BY:		KT	
CONTENT:		SUBDIVISION PLAN	

LS1.1A





CONCEPT PLAN: NOT TO SCALE

**JDAVIS** >

**East College Park Townhome Site 3 & 4**

July 26, 2017